

# \$325,000 - 2640 Dovely Court Se, Calgary

MLS® #A2226074

**\$325,000**

2 Bedroom, 2.00 Bathroom, 818 sqft

Residential on 0.09 Acres

Dover, Calgary, Alberta

Looking to downsize without compromising on comfort or space? This beautifully maintained 2-bedroom bungalow-style end unit offers just that—and more. Tucked into a quiet, well-managed 50+ complex, this rare find combines privacy, convenience, and lifestyle. Enjoy an abundance of natural light from south, west, and north-facing windows, creating a warm and welcoming atmosphere throughout the open-concept living and dining areas. The cozy gas fireplace adds a touch of comfort for relaxing evenings. Thoughtfully designed for easy living, the main floor features two generously sized bedrooms, full bathroom, main floor laundry, and a private, fenced patio—perfect for morning coffee or afternoon sun. The basement offers plenty of extra space for an entertainment area or hobby room and also has another full bathroom. For convenience, the FURNACE has been updated! This is one of the rare end units in the complex, offering added privacy and extra yard space. Your own covered carport is right out front for convenience year-round. Enjoy friendly social opportunities with a coffee room just across the street, plus a clubhouse available for private events, family gatherings, or celebrations at a reasonable rental rate. Located just minutes from the scenic walking paths, Inglewood Golf & Curling Club, and with easy access to major roadways, this home is perfectly situated for both quiet living and everyday convenience. A rare opportunity to enjoy comfortable,



low-maintenance living in a vibrant adult community.

Built in 1990

**Essential Information**

MLS® #	A2226074
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.09
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	2640 Dovely Court Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3G6

**Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Attached Carport

**Interior**

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Few Trees, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	14
Zoning	M-CG d28

### **Listing Details**

Listing Office	eXp Realty
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